

**TOWN OF PLYMPTON ANNUAL TOWN MEETING**  
**May 14, 2025**

**Dennett Elementary School**  
**80 Crescent St.**  
**Plympton, MA 02367**

**Planning Board**  
**Recommended by BOS (3-0)**

**ARTICLE 20** To see if the Town will vote to amend the Zoning Bylaw, codified as Chapter 300 of the Town Code, as follows:

1. Amend Article V, Intensity of Use Regulations, § 300-5.10 Accessory Dwelling Units, to delete the strikethrough language and add the underlined language as follows:

A. For the purpose of enabling the owners of ~~single family, owner occupied~~ dwellings that are larger than required for their present needs to share the space and burdens of home ownership, or for the purpose of providing a small additional dwelling unit to rent, an accessory dwelling unit (ADU) may be created, but only for one additional dwelling unit per lot as follows:

(1) Within the physical boundaries of an existing Principal Dwelling single family dwelling or in an existing detached structure accessory to a Principal Dwelling single family use and located on the same lot, without any construction to increase the footprint of same, ~~i.e., as of right ("by right ADU")~~ in accordance with the conditions set forth below; or

(2) Either partially or entirely within (i) a proposed addition to an existing Principal Dwelling single family dwelling or to an existing detached structure accessory to a Principal Dwelling single family use and located on the same lot, or (ii) located in a new, detached structure, accessory to a Principal Dwelling single family use and located on the same lot ("~~site plan review ADU~~") subject to site plan review by the Planning Board in accordance with the conditions set forth below.

Unless expressly defined herein, terms used in this § 300-5.10 shall be defined as set forth in 760 CMR 71.00, et seq., as it may be amended.

2. Amend Article V, Intensity of Use Regulations, § 300-5.10 Accessory Dwelling Units, subsection C, to delete the strikethrough language and add the underlined language as follows:

C. Conditions applicable to all accessory dwelling units (by-right ADU and site plan review ADU hereinafter collectively termed "accessory dwelling unit" or "ADU"):

(1) The ADU must be used for residential housing purposes and either located within the existing Principal Dwelling single family dwelling (hereinafter referred to as the "primary residence") or detached from the primary residence and located on the same lot as the primary residence in an existing outbuilding, such as a barn, garage or shed (hereinafter referred to as an "existing outbuilding"), additions to said primary residence or an existing outbuilding and the construction of a new outbuilding being subject to site plan review and approval by the Planning Board.

(2) The ADU shall be designed so that it is consistent with the external appearance of the primary residence ~~remains that of the primary residence a single family dwelling~~.

(3) Exterior alterations are permitted, provided they are in keeping with the architectural integrity of the primary residence or existing outbuilding containing the ADU and the character of the neighborhood, including, but not limited to, the following considerations:

(a) The exterior finish material should be the same or visually consistent in type, size, and placement as the exterior finish material of the primary residence or the exterior finish material of the existing outbuilding containing the ADU;

(b) The roof pitch should be consistent with the predominant roof pitch of the primary residence or the existing outbuilding containing the ADU;

(c) Trim should be consistent in type, size, and location as the trim used on the primary residence or the existing outbuilding containing the ADU;

(d) Windows should be consistent with those of the primary residence or of the existing outbuilding containing the ADU in proportion and orientation;

(e) Exterior staircases should be designed to minimize visual impact and be complementary to the primary residence or the existing outbuilding containing the ADU, and may not be constructed on the front of a primary residence or an existing outbuilding containing the ADU, or be visible from the street. The Planning Board may waive the exterior staircase's location requirement upon a finding that compliance with the above requirement is not feasible and that the proposed exterior staircase location will be adequately shielded from view through the installation of landscaping or fencing.

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(5) A by-right ADU not larger in Gross Floor Area than 1/2 the Gross Floor Area of the Principal Dwelling or 900 square feet, whichever is smaller (a "by-right ADU"), shall be allowed by right in any zoning district in which single family dwellings are a permitted or an allowable use. An ADU exceeding those size limitations but shall not be larger than 1/2 the floor area of the primary residence, inclusive of all lofts and any attic areas seven feet or greater in height, of the gross area contained in the primary residence, exclusive of all unfinished cellars and attics, or 1,200 square feet of Gross Floor Area (a "site plan review ADU"), shall be allowed by right in any zoning district in which single family dwellings are a permitted or an allowable use pursuant to site plan review in accordance with §300-6.7 of this Zoning Bylaw, whichever is smaller, and a site plan review ADU shall not exceed 1,200 square feet.

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(8) One additional parking space shall be provided for the ADU. ~~With respect to site plan review ADUs, if the Planning Board finds that the additional parking requirements are directly related to the use of the ADU, then additional parking spaces may be required.~~ However, no additional parking space shall be required for an ADU if any portion of the lot on which the ADU is located is within 0.5 miles of a Transit Station.

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(11) No Accessory Dwelling Unit may be rented or occupied as a Short-term Rental as that term is defined in G.L. c.64G, §1.

3. Amend Article VI, General Regulations, § 300-6.4.B(4) Parking Space Requirements, to add "Accessory Dwelling Unit" as a use in the table, placing it directly under Residential in the listing, with Required Spaces stipulated as 1 space/unit.

Or take any other action relative thereto.

**Bylaw Review Committee/Planning Board  
Recommended by BOS (3-0)**